



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA AUGUST 28, 2017

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Lisa James
Joseph Moticha
Robert Richards

CITY COUNCIL LIAISON: Jason Dominguez
PLANNING COMMISSION LIAISON: Addison Thompson

STAFF:

Irma Unzueta, Design Review Supervisor
Katie Mamulski, Planning Technician
Krystal Vaughn, Commission Secretary

Consent items are reviewed in a sequential manner as listed on the agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced, the item will be moved to the end of the agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda.

Actions on the Consent agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent agenda reviewing member of the SFDB may refer items to the Full Board for review.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to SFDB Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to SFDBSecretary@SantaBarbaraCA.gov. Please note that the SFDB may not have time to consider written comments received after 10 a.m. on the day of the meeting.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/SFDB. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

PLANS & ADDITIONAL INFORMATION: If you have any questions or wish to review the plans, contact Katie Mamulski, SFDB Planning Technician, at (805) 564-5470, ext. 4532 or email KMamulski@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

NOTE: Agenda schedule is subject to change as cancellations occur.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the SFDB Secretary at (805) 564-5470, ext. 7543. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

APPEALS: Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Board took action or rendered its decision.

NOTICE: On Thursday, August 24, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/SFDB.

PLEASE BE ADVISED

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

REVIEW AFTER FINAL

A. 100 E CONSTANCE AVE

E-1 Zone

Assessor's Parcel Number: 025-041-001
Application Number: MST2014-00625
Owner: Kenny Van Zant
Agent: Darrell Becker
Applicant: Diana Kelly

(This is a revised project description. Proposal for 365 square feet of first-floor additions, 121 square feet of second-floor additions, and to legalize the "as-built" conversion of a carport to a 139 square foot detached shed to an existing 3,357 square foot, two-story, single-family residence with an attached 523 square foot two-car garage and an in-ground swimming pool. The property includes a designated historic Indian laurel fig tree to remain unaltered. The proposed total of 4,505 square feet on a 37,779 square foot lot is 92% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations identified in the Zoning Information Report (ZIR2014-00300). Staff Hearing Officer approval was granted for a modification to allow the "as-built" shed to be located in the remaining front yard and in the required front and interior setbacks.)

(Review After Final is requested for the relocation of exterior stairs, a new wood trellis, and 130 square feet of additions. Project must comply with Staff Hearing Officer Resolution No. 049-16. Project was last reviewed on May 16, 2016.)

FINAL REVIEW**B. 1860 EUCALYPTUS HILL RD****A-2 Zone**

Assessor's Parcel Number: 015-161-052
Application Number: MST2017-00445
Owner: Frederick G. Graham
Applicant: Jonathon Villegas

(Proposal to add a new 155 square foot deck addition to connect the existing single-family dwelling to an existing second-story accessory building. The proposed materials will match the existing decking. (A separate building permit exists for the conversion of the existing accessory building to an Accessory Dwelling Unit and is not under Design Review.))

(Final Approval is requested. Project was last reviewed on August 21, 2017.)

CONTINUED ITEM**C. 1404 W VALERIO ST****R-1 Zone**

Assessor's Parcel Number: 041-040-020
Application Number: MST2017-00495
Owner: Cheryl A. Acres Trust
Applicant: Antonio Angeles

(Proposal to remove the existing shingle roof on a single-family residence and replace it with a new Boral "S-Tile" clay roof material in color Red. The proposed project is located in the Hillside Design District.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 21, 2017.)

NEW ITEM**D. 1857 E LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-083-009
Application Number: MST2017-00507
Owner: Saxon 1998 Trust
Agent: Stephen Wiley

(Proposal to construct a new patio area with a new BBQ, bench, and 3' x 11' stone and mortar fire pit. Other improvements to the proposed patio area include 3 foot high garden walls and stairs. There are no proposed alterations to the existing single-family residence located in the Hillside Design District.)

(Action may be taken if sufficient information is provided.)

NEW ITEM

E. 817 ARGUELLO RD

E-1 Zone

Assessor's Parcel Number: 027-151-017
Application Number: MST2017-00523
Owner: Hermine & Erwin A. Nobbe, Trustees
Architect: Victor Padilla

(Proposal to repair an existing 196 square foot deck with new composite decking and railing. There is no proposed increase to the size of the deck and no proposed alterations to the existing single-family residence located in the Hillside Design District.)

(Action may be taken if sufficient information is provided. Project must comply with Staff Hearing Officer approval granted on July 3, 1985.)